

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

September 18, 2008



FP 08-17: proposed Final Plat of Autumn Lake Subdivision – Phases 2B and 3

SIZE AND LOCATION: 12.428 acres of land out of Thomas J. Wooten League, A-59 located generally north of W. Villa Maria Road between Autumn Lake Drive and Chick Lane in Bryan, Brazos County, Texas.

EXISTING LAND USE: vacant acreage

ZONING: Planned Development (PD) District approved December 12, 2006 (Ordinance No. 1639)

APPLICANT(S): BCS Development Company

AGENT: Civil Development, Ltd.

STAFF CONTACT: Martin Zimmermann, Planning Administrator

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

The proposed final plat showing Autumn Lake Subdivision – Phases 2B and 3 creates 60 lots intended for single-family residential use. Four street extensions, one alley extension, one new alley and one new street (Spring Leaf Court) are proposed for dedication and improvement by the developer.

RELATION TO APPROVED MASTER PLAN:

The proposed final plat is substantially in conformance with the master plan for this acreage, which the Planning and Zoning Commission approved on January 4, 2007. This final plat represents the final development phase of the Autumn Lake Subdivision.

RECOMMENDATION:

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.